

**DISTRICT ADVISORY BOARD MINUTES
DISTRICT I**

August 7, 2000

7:00 p.m.

Atwater Community Center, 2755 E. 19th

Members Present

Carl Brewer
Patrice Dolenz
Kenneth Hemmen
David Franks
Carrie Jones
Lori Lawrence*
Debby Moore
Sharon Myers

Members Absent

Council Member Rogers
Edith Knox*
Lois Tully-Gerber
Rev. Lincoln Montgomery*
Steve Roberts*
Marcia Traylor
Billy Wilson
Willard Walker*
Dee Wright
Ken Woodard*

Guest List

Officer B. R. Sigman, 539 S Water
Barry Carroll, 455 N Main, MAPD
James Armour, 455 N Main, Public Works Engineering
Norma Smith, 2427 Menlo, President, Schweiter N. A.
Helen Hart, 2332 Menlo
Jim Patton, 2439 Rivera
Alma Rivas, 1718 N Fairview
Joan Mitchell Childers, 2221 N Minnesota
Mike Lindeback, 455 N Main,
John Gist, 1845 N Fairmount, Box 47 WSU
Jon Hafker, 2229 N Cameron
Teresa Manhatton, 6946 Rushwood Circle,
Deanna Douglas, 6936 Bainbridge
Bob Nuckolls, 6936 Bainbridge
Officer Brian Safris, 539 S Water
Wilma Riggs, 203 S Clearence
Tom Bashaw, 2220 Cameron Circle
Janet Bashaw, 2220 Cameron Circle
Nile Dillmore, 1102 Jefferson, WIN Representative

*Denotes District Advisory Board Alternates

Page Two
August 7, 2000
District I
DAB Meeting
MINUTES

ORDER OF BUSINESS

Call to Order

Second Pro-Tem, Debby Moore, called the meeting to order at 7:03 p.m.

Approval of Minutes

Ken Hemmen (Sharon Myers) moved that the minutes from the July 17, 2000 DAB Meeting be accepted. The meeting minutes were unanimously accepted.

Approval of Agenda

David Franks (Patrice Dolenz) moved that the July 17, 2000 agenda be accepted. The agenda was unanimously accepted.

Public Agenda

1. Representative from WIN (Wichita Independent Neighborhoods)

The President of WIN (Wichita Independent Neighborhoods), **Nile Dillmore**, 1102 Jefferson, made a presentation on Alternative Correctional Housing. **Dillmore** opened his presentation by reading a letter addressed to the DAB members sent from WIN. (See attached letter)

The letter gives a background on issue with Alternative Correctional Housing. Through a partnership with several agencies, including the City of Wichita, Sedgwick County, Alternative Correctional Housing Board, a set of standards was developed to provide licensing and operational guidelines for these facilities. The City Council is now considering changing a provision. The provision of the standard that had been adopted by the board prohibited a client to be employed by the facility in which they reside. The Council is considering changing the provision to state that a client may be employed by the facility in which they work in a non-supervisory capacity. **Dillmore** voiced concern stating that it wasn't a good practice to let a parolee have positions of power and/or influence. The City Council's re-wording of this provision was made too hastily, and in an effort to accommodate the complaint of one provider regarding the standards which are "endorsed by the Kansas Department of Corrections, the law enforcement community the courts and other experts in the field of corrections."

Dillmore requested the DAB members to make a recommendation to the City Council that the proposed amendment adopted on first reading on July 18 be rejected and that the membership, duties and responsibilities of the board be left in tact.

A brief discussion between **Dillmore** and the board followed. Questions were asked to clarify what was meant by “non-supervisory” roles, and possible implications.

Moore then asked for a motion to receive and make a recommendation. **Dolenz** commented that the original proposal made sense and that there seemed to be no reason to change it. **Franks** moved to recommend keeping the original proposal. DAB members **Brewer, Myers, Hemmen, Dolenz, and Franks** voted to recommend keeping the original proposal. **Jones** abstained.

Unfinished Business

At the July 17 DAB meeting **Norma Smith**, 2427 Menlo, President of Schweiter Neighborhood Association, presented a problem Schweiter residents were having on Green Street, just north of Harry. Since the last meeting the Neighborhood Assistant was in contact with the Traffic Engineering Department as well as the Fire Department and submit the report and findings to the DAB members. (Copy of findings are attached)

Findings were such that both departments were able to access Green Street with no problem. Therefore, at this time, there was not sufficient evidence to warrant a parking band on one or both sides of the street.

Moore inquired if there was anyone present who wished to comment on this matter. **Smith** stated that nothing had been done regarding the parking. **Smith** also stated that she was not happy with the findings of the two departments. However, **Smith** did say she was appreciative that the DAB had heard the issue and is still looking into the parking issue.

A discussion followed between **Franks, Jones and Smith**. **Smith** mentioned that she neglected to mention the neighborhood’s concern for emergency vehicle access and children’s safety during her initial presentation. **Smith** stated that when vehicles are parked on both sides of Green Street, school busses have a difficult time navigating through Green Street. Often times this will result in the rear end of the bus being left in Harry Street traffic.

Franks suggested that **Smith** contact the local school bus company to inquire if they have had any difficulties in utilizing the road.

Smith thanked **Franks** for his suggestions then began to tell the story of how Schweiter NA came to be at odds with the residents on Green Street. **Jones** suggested that **Smith** invite the Green Street residents to the Neighborhood Association meetings. **Smith** stated that she had already tried to do that, but the residents never attended any of the association's meetings. **Smith** welcomed any other suggestions from the DAB in how to limit parking on Green Street.

Jones (Franks) moved to accept the recommendation of Traffic Engineering and the Fire Department, pending any new findings.

Planning Cases

Case No.: CON-2000/00018

Request: Conditional Use to allow the sale of used cars

Location: Broadway and Morris (1017 South Broadway)

See "MAPC Staff Report" Attachment

Barry Carroll, MAPD staff presented background information regarding this case. **Carroll** mentioned that this case had gone before the MAPC on June 15, 2000. The applicant was asked to submit a revised site plan on June 29, 2000; at which time the MAPC approved the applicant's request 9 to 3. However, protests were received, and case was forwarded to the DAB. This case will go before the City Council on August 15, 2000.

Carroll stated that the request is as follows:

- Applicant would like to run a small car lot (maximum of 15 cars)

Properties in three directions surrounding property are zoned LC, one is zoned MF 18, Multifamily dwelling. Comprehensive Plan recommends cars lots to go in east and west along Kellogg and north and south along Broadway. Based on this information the MAPC recommended approval of this applicant based on the nine conditions listed in the staff memo.

Carroll added that in order to protest an applicant, at least 20% of the surrounding area must oppose the applicant. **Carroll** stated that 30% of the surrounding area protested the applicant.

Page Five
August 7, 2000
District I
DAB Meeting
MINUTES

Alma Rivas, 1718 N Fairview, one of the applicants, stated she was looking to open a small used car lot. **Franks** asked what was currently on the lot and if the current owner was aware of her intentions to open a small used cars lot. **Rivas** stated that currently the only thing on the lot was a small building that had been used as a jewelry repair shop and that the owner was aware of her business intentions. **Jones** asked if the current owner was in support of the car lot. **Rivas** stated that he was in support of the car lot.

Moore asked if anyone in opposition was present to speak. The Neighborhood Assistant Relayed the message from **Gary Howard**, of Slape & Howard, a Law Firm in the adjacent area. **Howard** left a message that he was unable to attend, but was still in opposition of this case under the same circumstances he stated at the MAPC hearing

Carroll, made final remarks stating that **Rivas** had been very cooperative. Additionally, **Rivas** had been asked to make three different site plans, complying all three times. **Myers** asked **Rivas** how she planned to advertise. **Rivas** stated that the company name would appear on the building.

Ken Hemmen moved to recommend approval on this case. DAB members voted unanimously to recommend approval of the car lot.

Moore reminded DAB members to complete the Planning Facilitation Sheet according to the Golden Rules and turn it in to the Neighborhood Assistant at the end of the meeting.

Jones (Hemmen) commented that no one showed up to contest the case and taking the golden rules provided by the MAPC. **Jones** proceed to move making a recommendation in favor of the car lot.

New Business

1. Access Road on Bainbridge and 21st Street

Building an access road on Bainbridge and 21st Streets may assist in easing traffic concerns on Rock Road and for residents in surrounding communities. City staff, **Jim Armour**, Design Engineer, made a presentation regarding this proposed project.

Armour stated that the addition of an access road on Bainbridge and 21st Street may assist in providing an alternative route out of the Waterford, Sycamore Village and Applegate communities and well as provide a way to ease traffic on Rock Road.

Armour provided maps showing placement of the access road on Bainbridge to 21st Street on three different areas. (See attachment) Two possibilities are located on a KGE easement. The other possibility is just east of the easement and just west of the swimming pool. The access road would be a right turn only into the community and a right turn only out of the community. An additional alternative that was discussed in a meeting with the District II DAB, held on July 13, 2000, was to construct a median on 21st street and Bramblewood. The residents would not be assessed for the road.

Armour stated that the addition of the access road would be an advantage in that many homeowners would be able to have an additional way in and out of the community. **Tom Bashaw**, 2220 Cameron Circle, inquired what will happen next. **Armour** stated that this matter still has to be presented before the City Council to be approved. **John Hafker**, 2229 N Cameron, asked **Armour** who the main driver was in initiating this inquiry; was it a public safety issue, or residents from Sycamore Village.

Armour stated that there were two outstanding reasons the access road at Bainbridge had been considered. 1) The Rock Road access management study and relieving congestion on Rock Road and 2) Currently there are at least two subdivisions in that area that only have one access road to enter and exit the community.

A lengthy discussion ensued between **Armor** and residents of Comotara. Issues/concerns discussed include 1) Safety of children walking across road to get to the swimming pool; 2) Pedestrian traffic on sidewalks; 3) Residents would like to keep community close as the developers had intended.

Moore closed public comments and brought issue back to DAB members for discussion. **Franks** stated that the congestion on Rock Road seem to be localized between 21st and 29th Streets. **Franks** asked **Armour** if traffic count had been done for the specified are to see how much traffic was generated in that area.

Armour stated that there is a general "Trip Generation Formula" that is used based on the number of homes in the area; those calculations had not be done and usually are only done for major arterial streets.

Moore asked **Myers** for comments, since area discussed is her neighborhood.

Myers stated that Comotara Home Owners liked the neighborhood the way it was, closed. An access road will allow people to come into the neighborhood. **Myers** recommended that the DAB hold off on making any comments regarding this proposal because 1) Comotara Home Owners were in the process of gathering a petition; 2) Comotara Residents have concerns with children crossing the intersection and 3) The issue still warrants further discussion. Additional, **Myers** stated that several residents had called her prior to the meeting stating they would be unable to attend the DAB meeting due the location. **Myers** requested that further discussion regarding this matter take place at the next DAB meeting.

Moore advised that the information would be received and filed. Further discussion to resume at the next DAB meeting

2. **21st Street paving from Yale to Oliver**

Mike Lindebeck, City Engineer, was present with Wichita State University representative, **John Gist** to present the new design of 21st Street adjacent to WSU. **Lindebeck** stated this project would entail 1) widening 21st Street to a five lane road from Yale Street or Roosevelt Street to Oliver; 2) Installation of a traffic signal with pedestrian signal at the new perimeter road; 3) Use of the existing trees on the right of way, and additional trees to be installed; 4) Re-design of WSU golf course; and 5) Rebuilding of existing pavement. Construction is planned for next May.

John Gist, WSU commented that this project was a joint effort with the City. **Gist** acknowledged that trees will be impacted. WSU is willing to provide all additional right of way property needed versus asking property owners north of 21st Street to provide property too.

Jones asked that no citizens trees will be impacted. **Gist** stated that was correct. A discussion ensued with **Lindebeck**, **Gist** and DAB members. DAB members made comments in support of the project.

Moore asked for a recommendation for DAB members. **Dolenz (Hemmen)** moved to receive and file in support of the 21st Street paving project.

Board Agenda

Moore asked DAB members if they would like to move the change the September 4th meeting date to alternative meeting date, September 18, in lieu of the Labor day Holiday. **Brewer (Jones)** moved that the September DAB meeting moved to September 18.

General Comments/Announcements

Moore reminded DAB members to complete the "Request for Legislation" form and return it to Mike Taylor if they have issues they would like to see addressed at a state level.

Moore gave DAB members one more reminder to turn in the Planning Facilitation sheet, list reasons according to the Golden Rules.

Moore asked if DAB members had any other issues to discuss. **Myers** thanked board members for not pushing to make a decision on the Bainbridge and 21st Street access road.

Page Nine
August 7, 2000
District I
DAB Meeting
MINUTES

Being no further business, **Brewer (Franks)**, moved to adjourn the meeting at 8:55 p.m.

Submitted By,

Heidi Framer-Drew
Neighborhood Assistant,
Council District I